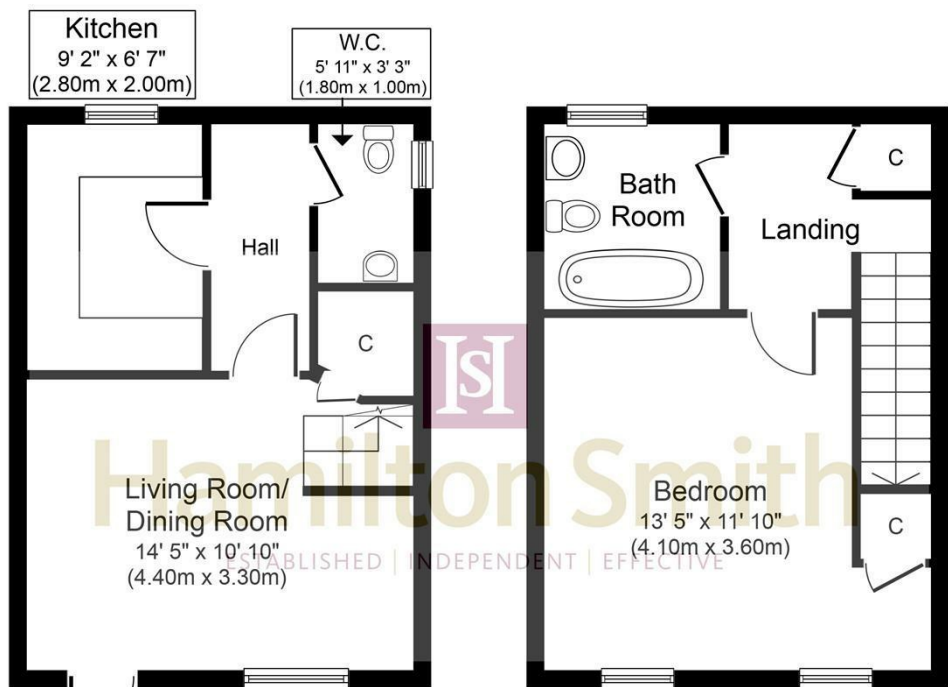




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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23 Flint Drive, Needham Market, Ipswich, IP6 8FL £200,000

OFFERS IN EXCESS OF £200,000. Situated on the sought after St Georges Park development within Needham Market, this recently constructed end terraced house is well presented throughout and benefits from Cloakroom, Good Size Living/Dining Room, Kitchen, Good Size Bedroom, Bathroom, Gardens, 2 Allocated Parking Spaces.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

23 Flint Drive, Needham Market, Ipswich, IP6 8FL

NEEDHAM MARKET:

Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

With front door leading to...

ENTRANCE HALL:

With radiator, doors leading to...

CLOAKROOM:

With double glazed window to side aspect, low level W.C, wash hand basin.

LIVING ROOM/DINING ROOM: 14'5" x 10'10" (4.39m x 3.30m)

With double glazed window and door to rear aspect, stairs to first floor, under stairs storage cupboard, radiator.

KITCHEN: 9'2" x 6'7" (2.79m x 2.01m)

With double glazed window to front aspect, fitted with a range of matching wall and base level units with drawers and work surfaces over, inset stainless steel one and a half bowl sink unit and drainer, integral double oven and 4 ring gas hob with extractor over, space and plumbing for washing machine, space for fridge/freezer.

FIRST FLOOR

LANDING:

With built in storage cupboard, doors leading to...

BEDROOM: 13'5" x 11'10" (4.09m x 3.61m)

With two double glazed windows to rear aspect, built in cupboard, radiator.

BATHROOM:

With double glazed window to front aspect, fitted suite comprising panelled bath, low level W.C, wash hand basin, part tiled walls..

OUTSIDE:

The garden to the front of the property is mainly laid to lawn with flower and shrub borders, path to front door, gate to side providing rear access.

The garden to the rear of the property is mainly laid to lawn with patio area, flower and shrub borders and is enclosed by fencing.

NEEDHAM MARKET OFFICE:

TO VIEW PLEASE CALL 01449 722242 or email needham@hamilton-smith.com

